

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 9, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on January 9, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Director Castillo arrived at 5:45 p.m. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**NOMINATION AND ELECTION OF OFFICERS**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2012:

RJ O'Connor	President
Joe Brandstetter	Vice-President
Bill Denny	Secretary
Omar Castillo	Treasurer

A motion was made, seconded and without public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2012 Officers.

**RECORD OF PROCEEDINGS**

The first item of business was to review the September 12, 2011 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of September 12, 2011 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through November 30, 2011 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through November 30, 2011.

Homeowner Request: A homeowner on Horse Creek Street sent in a written request to remove penalties and late fees that have been assessed against their lot regarding oil stains and vehicle violations on their lot as the work has now been completed and the lot appears to be in compliance. Upon review, a motion was made, seconded and without public comment, unanimously passed to remove the penalties assessed and the owner will need to pay the remaining legal and administrative fees on the account.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month. The Board reviewed three homeowner requests for variance and/or appeals to the Architectural Committee's decision.

Clear Creek Way: Homeowner was in attendance to request the Boards consideration in approving his request for a variance to maintain the yellow color scheme that was applied to the exterior of his home without approval. After review and discussion, motion was made, seconded and without public comment unanimously passed to approve a variance for the current color scheme contingent that the home is not repainted with this scheme and the owner must submit for a new paint color scheme when the home is in need of painting.

Prince Creek Drive: Homeowners were in attendance to request the Boards consideration in approving their request for a variance to maintain the blue color scheme that was applied to the exterior of the home without approval. After review and discussion, the Board tabled this business matter to provide an opportunity for the Association to send out a survey to all surrounding neighbors to get their input. Once neighbor input is received, the Board will make a final decision on this matter.

Creekside Drive: Homeowners submitted letter to request a variance of the fence that was installed on their lot without approval which does not comply with the Residential Improvement Guidelines. Upon review, a motion was made, seconded and without public comment, unanimously passed to request that the owner replace the wing fences on the lot to comply with the guidelines no later than April 30, 2012 and that the rest of the fence will need to be removed upon the sale or lease of the home, whichever occurs first.

Parking Advisory Committee: Three homeowners had a parking variance request that was denied, which the owners have appealed to the Board of Directors.

Buckhorn Creek Street: Homeowner request was denied as it did not qualify based on number of vehicles, but does have a handicap concern. A motion was made, seconded and without public comment unanimously passed to approve the variance for a six month period.

Elk Creek Drive and Molly Avenue: Homeowner requests were denied as neither request qualified based on number of vehicles. After a review of the information provided by the owners on their appeals, it was the consensus of the Board of Directors that the decision by the Parking Advisory Committee was fair and reasonable. Motion was made, seconded and without public comment unanimously passed to deny the appeal requests.

Activities Committee: No official report.

#### **MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

#### **UNFINISHED BUSINESS**

Social Media Discussion/Guest Speaker: Misty Montano from KUSA/9news was in attendance to provide a question and answer session with the Board of Directors regarding the pros and cons of social media and how a homeowners association might utilize such features. The Board thanked Ms. Montano for her time and information.

#### **NEW BUSINESS**

Homeowner Member Public Comment: There was one homeowner in attendance who had questions regarding an unapproved paint color that has been applied to a home.

#### **ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 12<sup>th</sup> day of March 2012 at the Creekside Recreation Center, at 5:30 p.m.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 12<sup>th</sup> day of March 2012.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MARCH 12, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:31 p.m. on March 12, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Director Castillo arrived at 5:45 p.m. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the January 9, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of January 9, 2012 as amended.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through December 31, 2011 and January 31, 2012 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2011 and January 31, 2012.

Homeowner Request: A homeowner on Buckhorn Creek Street sent in a written request to remove penalties that have been assessed against their lot regarding the exterior of their home not being repainted per the Association's request. Upon review, the Board tabled this matter until the next Board of Directors meeting and will place the penalties on hold until a final decision is made on their request.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month. Two homeowners were in attendance for the meeting and volunteered for positions on the Committee. Upon review, a motion was made, seconded and without public comment, unanimously passed to appoint John & Inge Harry to the Architectural Committee. The Board requested that an article be placed in the next newsletter to solicit for 2012 volunteers.

Parking Advisory Committee: Two homeowners had a parking variance request that was denied, which the owners have appealed to the Board of Directors.

Keyser Creek Avenue: Homeowner request was denied as the request did not qualify based on the number of vehicles. After a review of the information provided by the owner on their appeal, it was the consensus of the Board of Directors that the decision by the Parking Advisory Committee was fair and reasonable. Motion was made, seconded and without public comment unanimously passed to deny the appeal request.

Prince Creek Drive: Homeowner request was denied as the request did not qualify based on the number of vehicles. After a review of the information provided by the owner on their appeal, the Board requested that this matter be tabled pending additional back up information being provided to them. Once the Board has reviewed the additional information, they will make a decision via e-mail to management.

Activities Committee: No official report.

## MANAGEMENT REPORT

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

## UNFINISHED BUSINESS

Creekside Drive: Homeowners submitted letter to request to speak to the Board and were in attendance for the meeting regarding their previous request for a variance of the fence that was installed on their lot without approval which does not comply with the Residential Improvement Guidelines. After discussion with the owners, the Board tabled this matter pending additional information and will make a final decision regarding this matter as quickly as possible.

## NEW BUSINESS

Homeowner Member Public Comment: There were four homeowners in attendance who had general questions regarding the community.

## ADJOURNMENT

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 14<sup>th</sup> day of May 2012 at the Creekside Recreation Center, at 5:30 p.m.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 14<sup>th</sup> day of May 2012.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
MAY 14, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:37 p.m. on May 14, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Director Castillo arrived at 6:10 p.m. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the March 12, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of March 12, 2012 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through April 30, 2012 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through April 30, 2012.

Homeowner Request: A homeowner on Legend Avenue sent in a written request to remove penalties that have been assessed against their lot regarding the exterior of their home not being repainted per the Association's request. The work has not been completed and the owner has not provided any indication that they will have it completed. The Board will not consider removal of penalties until the home is in compliance.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month. A homeowner on Legend Avenue submitted her name and information to be considered for the Committee. A motion was made, seconded and without public comment, unanimously passed to appoint Ms. Brenda Frederick to the Architectural Control Committee.

Parking Advisory Committee: No official report for the month.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Creekside Drive-unapproved vinyl fencing: Homeowners submitted letter stating they will remove the wing portions of their fence and install the CertainTeed Chesterfield Series color Weather Blend no later than June 11, 2012. A Restrictive Covenant Agreement will be sent to the owners to sign and record.

Prince Creek Drive-unapproved paint colors applied to home: The Board of Directors agreed to look at options for the owners to repaint the trim color on the home rather than having to repaint the entire home with a new scheme. Director O'Connor requested that Director Albershiem work with the owners to come up with an offwhite/cream color to look at utilizing for the trim.

**NEW BUSINESS**

Homeowner Member Public Comment: There was one homeowner in attendance who had general questions regarding the community.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 9<sup>th</sup> day of July 2012 at the Creekside Recreation Center, at 5:30 p.m.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 9<sup>th</sup> day of July 2012.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JULY 9, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:37 p.m. on July 9, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Castillo. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the May 14, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of May 14, 2012 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through May 31, 2012 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through May 31, 2012.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month.

Parking Advisory Committee: No official report for the month.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Alternate Fence Design Review. The Board of Directors reviewed a first draft revision to the fencing guidelines that would allow for CertainTeed Chesterfield Series, Color Weathered Blend to be utilized in addition to cedar. The Board agreed to continue this business item and will provide management with any comments or revisions to the draft document electronically.

**NEW BUSINESS**

Village on the Green Referral: The Board reviewed the referral package that was sent to the Association regarding the proposed Village on the Green Referral. The Board noted that they would have their comments to submit to the County after attending the presentation scheduled following the Board meeting.

Homeowner Member Public Comment: There were three homeowners in attendance who had general questions regarding the community.

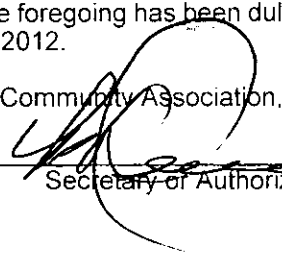
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 10<sup>th</sup> day of September 2012 at the Creekside Recreation Center, at 5:30 p.m.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of September 2012.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
SEPTEMBER 10, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:37 p.m. on September 10, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Castillo. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the July 9, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of July 9, 2012 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through July 31, 2012 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through July 31, 2012.

Mr. Eames requested direction from the Board of Directors regarding looking at adding a budget category on the financials per the auditors request to create a legal collection expense line item since the Association participates in the risk share program through legal counsel. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve adding a budget category for financials moving forward for a legal collection expense line item.

Homeowner Request: A homeowner on Legend Avenue sent in a written request to remove penalties that have been assessed against their lot regarding the exterior of their home not being repainted per the Association's request. The owner provided written confirmation that the work has been completed and an onsite inspection confirmed such. Upon review, a motion was made, seconded and without public comment, unanimously passed to remove \$3,175.00 in penalties that have been applied against this lot.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month.

Elk Creek Drive - Homeowner Request: A homeowner submitted a request for an appeal of the Architectural Committee's decision to deny a red fence stain that has been applied to the fencing on their lot without approval. Upon review, a motion was made, seconded and without public comment, unanimously passed to deny the request for an appeal of the Architectural Committee's decision and to request that the homeowner have the fence restained with an approved color within thirty days.

Parking Advisory Committee: No official report for the month.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.



**UNFINISHED BUSINESS**

Alternate Fence Design Review. The Board of Directors reviewed a revised draft to the fencing guidelines that would allow for CertainTeed Chesterfield Series, Color Weathered Blend to be utilized in addition to cedar. The Board discussed other options of adding acceptable fence stain products to the document. The Board agreed to continue this business item and will provide management with any comments or revisions to the draft document electronically.

**NEW BUSINESS**

2013 Proposed Budget: The Board of Directors reviewed the proposed 2013 budget as provided by management. Upon review, a motion was made, seconded and without public comment, unanimously passed to approve the proposed 2013 budget as amended to include the new legal expense line item, which will be presented to the membership for ratification at this years annual meeting.

Homeowner Member Public Comment: There were not any homeowners in attendance for the meeting.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was tentatively scheduled for the 8<sup>th</sup> day of November 2012 at the Creekside Recreation Center, following the Annual Membership Meeting.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 8<sup>th</sup> day of November 2012.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
NOVEMBER 8, 2012**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 6:58 p.m. on October 8, 2012. Present were: Directors O'Connor, Albersheim, Brandstetter, Denny and Castillo. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the September 10, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of September 10, 2012 as presented.

**OFFICER AND COMMITTEE REPORTS**

**NOMINATION AND ELECTION OF OFFICERS**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2013:

RJ O'Connor	President
Joe Brandstetter	Vice-President
Bill Denny	Secretary
Omar Castillo	Treasurer

A motion was made, seconded and without public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2013 Officers.

**NEW BUSINESS**

The Board of Directors noted that Maggie Pritchard had an interest in volunteering for the Architectural Committee based on comments at the Annual Meeting. A motion was made, seconded and without public comment, unanimously passed to appoint Maggie Pritchard to the Architectural Committee for 2013.

Homeowner Member Public Comment: There were not any homeowners in attendance for the meeting.

**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14<sup>th</sup> day of January 2013 at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 14<sup>th</sup> day of January 2013.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
JANUARY 14, 2013**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:35 p.m. on January 14, 2013. Present were: Directors O'Connor, Albersheim, Brandstetter and Denny. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the November 8, 2012 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of November 8, 2012 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through November 30, 2012 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through November 30, 2012.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community. The Board reviewed the 2013 Legal Services and Fee Summary provided by Hindman Sanchez. Upon review, a motion was made, seconded and without public comment, unanimously passed to execute the agreement for 2013 for the Non-Retainer and Risk Sharing program with Hindman Sanchez.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: No official report for the month.

Parking Advisory Committee: No official report for the month.

Activities Committee: No official report.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Alternate Fence Design Review. The Board of Directors reviewed a revised draft to the fencing guidelines that would allow for CertainTeed Chesterfield Series, Color Weathered Blend to be utilized in addition to cedar. Upon final review, a motion was made, seconded and without public comment, unanimously passed to approve the draft as presented. Notice of the change will be added to the next newsletter publication.

**NEW BUSINESS**

Homeowner Member Public Comment: There were not any homeowners in attendance for the meeting.

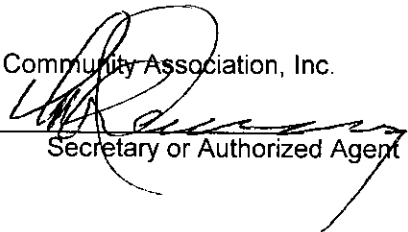
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 8<sup>th</sup> day of April 2013, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 8<sup>th</sup> day of April 2013.

Stroh Ranch Community Association, Inc.

By:   
Secretary or Authorized Agent

**STROH RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RECORD OF PROCEEDINGS  
APRIL 8, 2013**

**CALL TO ORDER**

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on April 8, 2013. Present were: Directors O'Connor, Albersheim, Denny, Brandstetter and Castillo. Mark L. Eames, PCAM and Jessica Moser with PCMS were also in attendance.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST**

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

**RECORD OF PROCEEDINGS**

The first item of business was to review the January 14, 2013 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of January 14, 2013 as presented.

**FINANCIAL REVIEW**

The unaudited financial and delinquency reports through December 31, 2012 and February 28, 2013 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through December 31, 2012 and February 28, 2013.

Homeowner Request: A homeowner on Michigan Creek Way sent in a written request to remove penalties that have been assessed against their lot regarding the portable basketball hoop that is not being stored in compliance. Upon review, the Board did not agree to remove the penalty at this time since the owner continues to store the portable basketball hoop out of compliance.

Homeowner Request: A homeowner on Buckhorn Creek Street sent in a written request to remove penalties that have been assessed against their lot regarding their violation of the parking covenants. Upon review, the Board did agree to place the matter on hold through May 31, 2013 to allow the owner of the property to work with his tenants in bringing the matter into compliance.

Homeowner Request: A homeowner on Legend Avenue sent in a written request and was in attendance at the meeting to remove penalties that have been assessed against their lot regarding their violation of the parking covenants. Upon review, the Board did agree to place the fines in abeyance through December 31, 2013, and if no violations occur during this time frame, the fines will be permanently removed as of January 1, 2014.

**LEGAL UPDATES**

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

**OFFICER AND COMMITTEE REPORTS**

Architectural Control Committee: Mark Eames noted that the Residential Improvement Guidelines for the community have not been updated since 2001 and that management will be working on putting together a draft which will first be presented to the Architectural Control Committee for their review and comments and then will be presented to the Board of Directors for their final review and approval.

Parking Advisory Committee: No official report for the month.

Activities Committee: Director O'Connor noted that he has spoken with MaryBeth Amann, the Creekside Recreation Center manager regarding adding a few additional activities and items to the community picnic. It was noted that MaryBeth will be pursuing sponsorship options for some of the events moving forward.

**MANAGEMENT REPORT**

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants.

**UNFINISHED BUSINESS**

Community Fence Stain Options. Mark Eames noted to the Board that upon request from the January Board meeting, he was able to obtain a proposal to have the interior visual impact sections of homeowner fencing in the community stained to provide a more consistent appearance and add some additional curb appeal throughout the community. Mr. Eames stated that a copy of the map outlining the proposed fence sections to be stained will be sent to the Board electronically for their review and consideration.

**NEW BUSINESS**

Homeowner Member Public Comment: There was one homeowner in attendance for the open forum portion of the meeting to discuss an incident that occurred at his home in the past couple of weeks that he wanted to share with the Board of Directors.


**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 10<sup>th</sup> day of June 2013, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 10<sup>th</sup> day of June 2013.

Stroh Ranch Community Association, Inc.

By:  \_\_\_\_\_  
Secretary or Authorized Agent

# STROH RANCH COMMUNITY ASSOCIATION BOARD OF DIRECTORS RECORD OF PROCEEDINGS AUGUST 5 2013

## CALL TO ORDER

The Board of Directors for the Stroh Ranch Community Association, Inc. met at 5:33 p.m. on August 5, 2013 at 18012 Keyser Creek Avenue, Parker, CO 80134. Present were: Directors O'Connor, Denny, Brandstetter and Castillo. Mark L. Eames, PCAM with PCMS was also in attendance.

## DISCLOSURE OF POTENTIAL CONFLICT INTEREST

Director O'Connor noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

## RECORD OF PROCEEDINGS

The first item of business was to review the April 8, 2013 record of proceedings. Upon final review a motion was made, seconded and without public comment, unanimously passed to approve the record of proceedings of April 8, 2013 as presented.

## FINANCIAL REVIEW

The unaudited financial and delinquency reports through June 30, 2013 were presented and reviewed by Mark Eames. Motion was made and seconded and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the months ending through June 30, 2013.

## LEGAL UPDATES

The Board went on to review the status of all legal actions that are currently in place with various homeowners in the community.

## OFFICER AND COMMITTEE REPORTS

Architectural Control Committee: Mark Eames noted that the Residential Improvement Guidelines for the community have not been updated since 2001 and that management has put together a first draft revision that has been forwarded to the Board and will be forwarded to the Architectural Control Committee for their review and comment. The Board discussed a general plan to work toward finalizing the document, which date was set for March of 2014.

Parking Advisory Committee: Homeowner on Prince Creek Drive submitted request for a parking variance of the decision by the Parking Advisory Committee. Upon review, the Board gave direction to management to contact the owner with specific deadlines regarding the future storage of the multiple recreational type vehicles that are currently being placed in the garage.

Activities Committee: Mr. Eames noted that the BBQ and Carnival being put together by MaryBeth Amann and her staff is scheduled for this coming weekend. From all indications, it looks like the Association may have a very large turn-out this year.

## MANAGEMENT REPORT

Mark Eames reviewed the written management report as provided to the Board of Directors in their monthly Board packet, along with reviewing the updated status of alleged members in violation of the covenants. Mr. Eames went on to update the Board on the most recent House and Senate Bills changes that directly and/or indirectly impact the Association and to discuss the idea of having the Board work off of a consent agenda format for future Board meetings. Upon review, the Board agreed with the consent agenda and asked that it be implemented for the next Board meeting.

## UNFINISHED BUSINESS

Ratification of Electronic Consents: Mr. Eames noted that the Board had two unanimous electronic consents since the last Board meeting that required formal ratification for the meeting minutes. The first was for the consent to commence the capital fence staining project and the second was for the stain color selection of that project to be "Stroh Ranch Grey". Upon final discussion, motion was made, seconded and with no public comment unanimously passed to ratify both electronic consent actions.

## NEW BUSINESS

Trash Disposal RFP: Mark Eames presented the Board with the summary report on the 2014 trash/recycling service RFP. Upon final review the Board narrowed down the selection list to two contractors and directed management to contact both companies with specific questions regarding their service menu and possible changes. Those responses will be forward to the Board by management once received.

**NEW BUSINESS CONTINUED**

2014 Budget Preparation/Draft: The Board of Directors reviewed the proposed 2014 budget. Upon final discussion it was agreed that the goal would be to have a unanimous consent on a final draft of the budget that will be part of the homeowner Annual Meeting and Budget Ratification meeting by September 13<sup>th</sup>. In conjunction upon final discussion the Board agreed to hold the 2013 Annual Membership and Budget Ratification meeting on November 11, 2013 at the Creekside Recreation Center and that this year's election and budget vote process will be done exclusively by mail-in ballot in order to make sure as many owners as possible have the opportunity to directly participate in the vote.

Homeowner Member Public Comment: There were two homeowners in attendance for the meeting, but did not have any specific items to address with the Board.

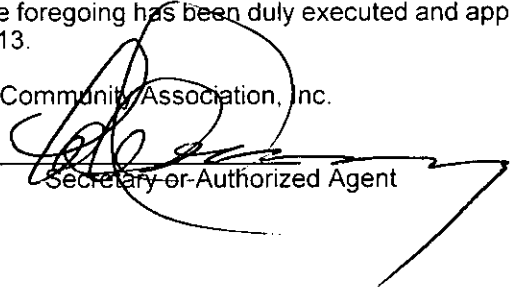
**ADJOURNMENT**

The next regularly scheduled meeting of the Board of Directors was scheduled for the 14<sup>th</sup> day of October 2013, at 5:30 p.m. at the Creekside Recreation Center.

There being no other business to come before the Board, the meeting was adjourned.

IN WITNESS WHEREOF, the foregoing has been duly executed and approved by the Board of Directors as of the 14<sup>th</sup> day of October 2013.

Stroh Ranch Community Association, Inc.

By:  Secretary or Authorized Agent